

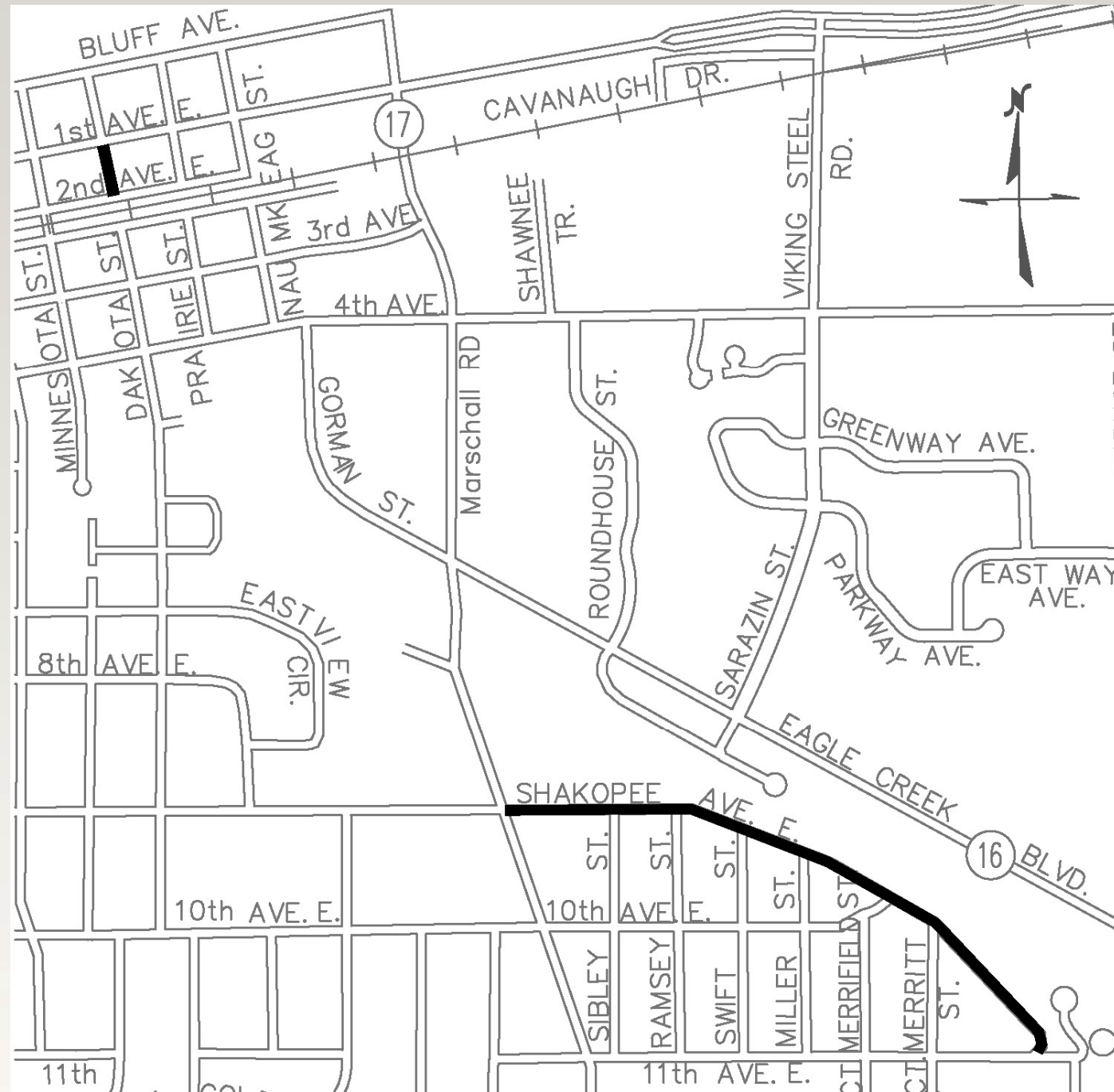
2017 Street Reconstruction

PUBLIC HEARING FOR SPECIAL ASSESSMENTS

Shakopee
Minnesota

City of Shakopee | (952) 233-9300 | www.ShakopeeMN.gov





2017 Street Reconstruction Project Location

- Shakopee Avenue (Marschall Rd to 11th Ave)
- Dakota Street (1st Ave to 2nd Ave)

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2017 Street Reconstruction

Project Timeline

- Received Feasibility Report (January 17, 2017 – Resolution 7826)
- Public Hearing & Order Project (February 21, 2017 – Resolution 7834)
- Award Contract to Kuechle Underground Inc (April 18, 2017 - Resolution 7860)
- Street and utility construction is completed (September 29, 2017)
- Public Hearing & Adopt Assessments (November 21, 2017 – Resolution 7949)



2017 Street Reconstruction Project Photos



Shakopee Avenue – Before Construction



Shakopee Avenue – After Construction



2017 Street Reconstruction Special Assessments

30% of the project costs for the street improvements are proposed to be assessed to the benefiting properties adjacent to the project area. The remaining costs associated with the proposed street improvements, will be paid with Capital Improvement Funds.

- Single family residential assessed 1 unit
- Corner lots assessed 0.5 units
- Non single family residential assessed 0.5 units per unit
- Non residential uses along Dakota Street assessed 1 unit per 60-feet front footage
- Non residential uses along Shakopee Avenue assessed 1 unit per 85-feet front footage



2017 Street Reconstruction

Project Costs

	Actual	Feasibility
Construction	\$1,564,309.30	\$2,089,000
Eng/Admin/Legal/Misc	\$ 220,229.54	\$ 430,000
3% Contingency	\$ 0.00	\$ 63,000
Total Costs	\$ 1,784,538.84	\$ 2,582,000

Funding Sources

	Actual	Feasibility
Assessments	\$ 252,092.00*	\$ 384,000
Sanitary Sewer Fund	\$ 250,674.20	\$ 410,000
Storm Sewer Fund	\$ 149,893.97	\$ 338,000
Shakopee Public Utilities	\$ 497,406.95	\$ 554,000
CIF	<u>\$ 634,471.72*</u>	<u>\$ 896,000</u>
Total Funding	\$ 1,784,538.84	\$ 2,582,000

*An adjustment to the assessable units has been made for 1409 Shakopee Avenue East. The property was originally calculated as 3 assessment units, and corrected to 2.5 units to represent actual non single family residential units. The \$2,033 difference will be funded by CIF, not Assessments.

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2017 Street Reconstruction Special Assessments

	Actual	Feasibility
Proposed Assessment Rate	\$4,066 / Lot	\$6,144 / Lot

The proposed payback period is 10 years.
The proposed interest rate is 5.00%



2017 Street Reconstruction

Payment Options

- Pay in full or partial amount with NO interest by December 21, 2017 to Finance Department at Shakopee City Hall. A notice will be mailed to residents.
- Assessment certified to County property taxes and paid over a 10 year period, subject to interest rate of 5% annum from the date the assessments are adopted.
- Pay off remaining special assessment any time during 10 year repayment period to City of Shakopee Finance Department.



2017 Street Reconstruction Assessment Appeal Procedure

Property owners wishing to preserve their right to appeal their assessment must file a written objection to the assessment prior to the close of the public hearing.



2017 Street Reconstruction

Assessment Appeal Procedure

Minnesota Statute Chapter 429

429.061 APPEAL TO CITY COUNCIL

No appeal may be taken as to the amount of any assessment adopted under this section unless written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by this subdivision are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

429.081 APPEAL TO DISTRICT COURT

Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service.

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2017 Street Reconstruction Recommendation

Adopt Resolution 7949, a resolution adopting assessments
for the 2017 Street Reconstruction Project 2017-1.

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